



CITY OF ANGELS BUILDING DEPARTMENT NEWSLETTER SEPTEMBER 2005

Fall has arrived and building in Angels Camp is still going strong. Along with fall comes some new Code information. Hopefully the following information will be of help – if you have any questions – give us a call at 736-1346.

NEW STATE ENERGY STANDARDS

The new 2005 energy standards or title 24 are effective as of **October 1, 2005** and will bring a host of changes some of which include time of day valuation, improved insulation that will require 3rd party inspection, mandatory lighting measures, along with mandatory measures of duct testing and HVAC requirements. The state is requiring that the General Contractor or owner builder be responsible for the compliance and signatures from the various installers of windows (fenestration), air ducts, HVAC equipment, high efficacy lighting, and insulation compliance on a CF-6R form obtained from your energy consultant. Certain special features under the performance method will require a third party Energy Commission recognized HERS rater to inspect and fill out a CF-4R form which shall be provided to the builder and the building department prior to final inspection. This form and the CF-6R forms must be provided to the homeowner with a manual that contains the information needed to operate the home in an energy efficient manner.

High efficacy lighting (luminaire) requirements will not allow the use of screw in type fluorescent bulbs as a compliance method. Several types of pin-based socket fixtures that are currently available will be required for high efficacy luminaires. The use of the traditional electronic ballast type fluorescent fixtures will still qualify.

Kitchens must have 50% of the total wattage supplied by high efficacy luminaires that must be separately switched. Bathrooms, garages, laundry rooms and utility rooms must also be high efficacy or be controlled by an occupant sensor type switch. Outdoor Lighting must also be high efficacy or controlled by a photocontrol/motion sensor combination.

NEWSLETTER

SEPTEMBER 2005

Page 2

CALIFORNIA ELECTRICAL CODE

The 2004 California Code became effective July 2005. Look forward to Arc-fault outlet protection that protects the entire branch circuit in all bedrooms (can include the lights). The early versions of these devices were somewhat unreliable however they have been perfected and are proving to be reliable.

EROSION CONTROL

With winter approaching erosion control measures will be required during and after construction is completed. This is a State requirement. If you have any questions regarding these requirements as it would apply to your site ask your building inspector upon his next inspection.

Bruce Silva
Building Official